



FREDERICK COUNTY PLANNING COMMISSION

February 8, 2012

TITLE: **Barrick's Garden Center**

FILE NUMBER: **SP 11-13 (AP #12221, APFO #12222 & FRO #12223)**

REQUEST: **Site Plan**

The Applicant is requesting site plan approval for a 5,600 square foot retail garden center and nursery, on an 8.73-acre site.

PROJECT INFORMATION:

LOCATION: Located along Daysville Road, east of Woodsboro Pike MD 194.
ZONING: A (Agricultural)
REGION: Walkersville
WATER/SEWER: W-NPS, S-NPS.
COMP. PLAN/LAND USE: Agricultural/Rural

APPLICANT/REPRESENTATIVES: (as applicable)

APPLICANT: Chad Barrick
OWNER: Chad Barrick
ENGINEER: Gary Castle & Associates
ARCHITECT: Not Listed
ATTORNEY: Not Listed

STAFF: Tolson DeSa, Principal Planner

RECOMMENDATION: Conditional Approval

Enclosures:

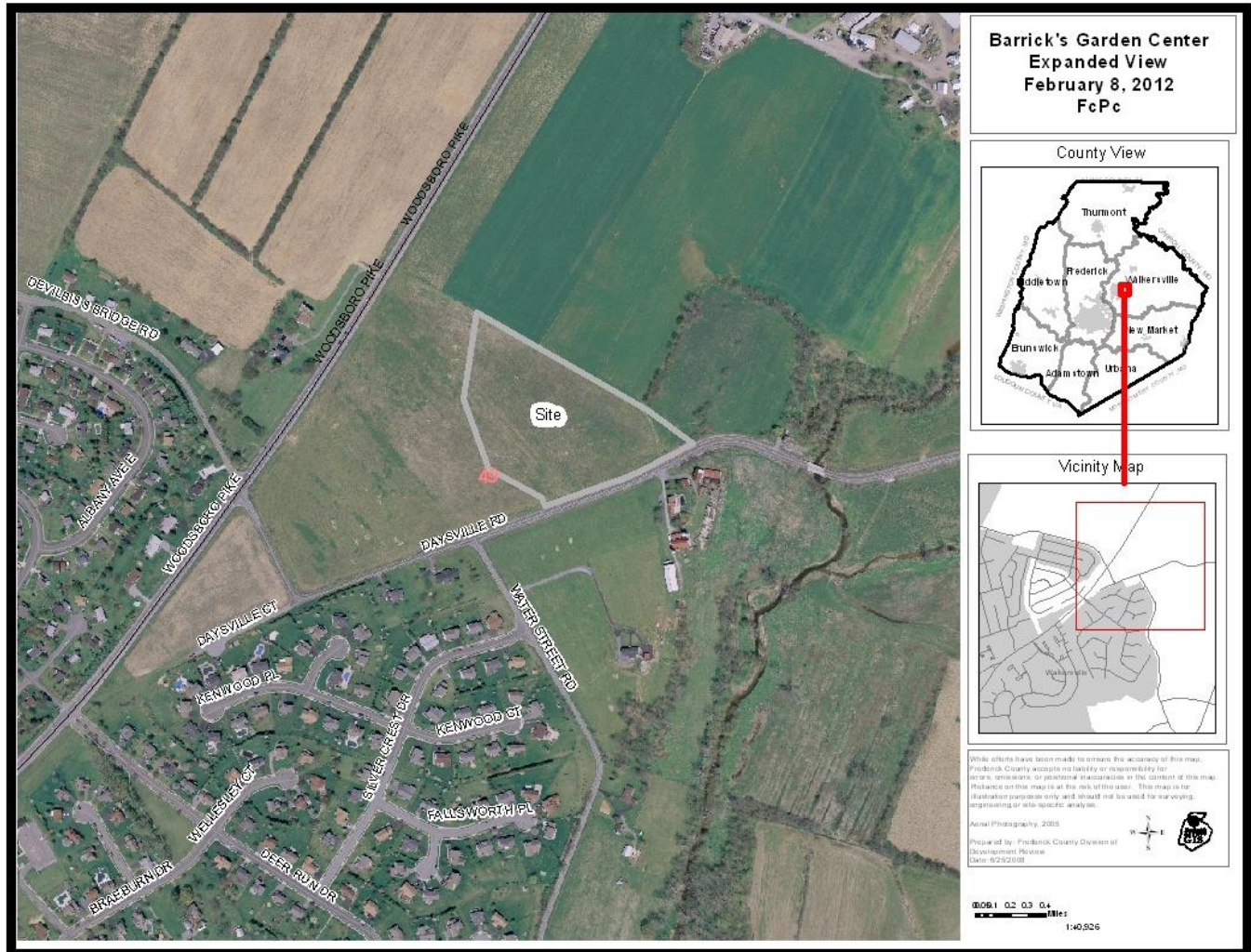
Exhibit #1-Site Plan Rendering
Exhibit #2- Modification Requests for the following Zoning Ordinance Sections;
a) Section 1-19-6.220.A-Parking Space Requirements

STAFF REPORT

BACKGROUND

Proposal:

The Applicant is requesting site plan approval for a 5,600 square foot retail garden center and nursery, on an 8.73-acre site. This plan also proposes a 23-space employee/customer parking area.



ANALYSIS

Proposed Use: The proposal is being reviewed as a “Nursery Retail” use under *Natural Resources Uses* per §1-19-5.310 in the Zoning Ordinance and is a principal permitted use in the A Zoning District subject to site development plan approval.

Zoning: The site is located within the Agricultural (A) Zoning District.

Dimensional Requirements/Bulk Standards: Section 1-19-6.100 of the Zoning Ordinance stipulates the setback requirements and the minimum lot area for the proposed use. The setback requirements are 40-foot front yard, 50-foot rear yard, and 50-foot side yards. The maximum height allowed is 30 feet. The minimum lot size is 5 acres. The proposed plan meets the Bulk/Dimensional requirements.

Access/Circulation: The access will be via a full-movement, 30' wide, two-lane access situated along Daysville Road, east of Water Street. Daysville Road is a 22' bituminous pavement with an 8' wide bituminous shoulders, and is designated as a collector with access to a minor arterial at the Water Street intersection. No accel/decel or left turn lanes are warranted due to expected low volumes of accessing traffic.

Parking: Pursuant to §1-19-6.220 of the Zoning Ordinance, 1 space is required for every 300 square feet of office floor area and 1 space is required for every 250 square feet of retail floor area. Therefore, 1,690 square feet of office floor area requires 7 spaces (due to rounding of separate 1st and 2nd floor requirements). The 1,350 square feet of retail floor area requires 6 spaces. In addition, the proposed use will have eight employees, which generally requires an additional 4 parking spaces at 1 space/2 employees. Therefore, total parking spaces required are 17; the Applicant is proposing 23, including 2 ADA accessible spaces. Note the remaining building area is common areas, corridors/stairways, bathrooms, etc... and not applicable.

As the zoning ordinance does not have a specific 'Nursery Retail' use associated with the parking space requirements table, utilizing the general office floor area and retail area (as noted above) provides a basis to start from. Further, the requirements note that for any specific use not listed, the Planning Commission (or authorized representatives) will make the determination taking into consideration the characteristics of the use. The applicant has submitted a letter referenced as a 'modification request' although it is not necessarily a modification but a 'determination' that is being requested. Nonetheless, the letter is sufficient, and staff supports the request for this site and the proposed use.

Loading Area: Pursuant to §1-19-6.210 of the Zoning Ordinance the site should accommodate one small loading space. The Applicant has shown 1-small (10'x20') loading space in the front of the principal structure.

Landscaping: The Applicant has worked with Staff in order to propose a landscape plan throughout this site. The Applicant has also provided substantial landscaping along the entire Daysville Road frontage, the parking areas and mulch storage areas are also screened with landscaping. The Applicant is locating the nursery stock for the facility to the rear of the building in order to provide additional screening of the site from the neighboring property. The landscaping contains a variety of plant species, which provide screening as well as aesthetics. The planting schedule follows the standard sizes that have been approved by the Planning Commission.

Utilities: The site is to be served by private water and septic and is classified NPS – No Planned Service. The existing well on site produces 8 GPM, which translates into 11,520 GPD. Projected peak water demand in August will be less than 5,000 GPD. Approved septic capacity equals 750 GPD. The projected output from 8 employees at 15 GPD is 120 GPD.

Bicycle Parking: The site/proposed use is not required to accommodate bicycle racks.

Lighting: Site lighting is provided by dusk to dawn building mounted lights. A total of four lights (housing two-175 watt fixtures each) will be provided, one at each building corner. All lighting will be placed in such a manner as to eliminate glare onto streets or adjoining properties.

The Applicant has noted on the plan that lighting will not exceed 0.5 ft/candles at the periphery of the site and lighting will be directional onto the site through the use of shielding and lighting orientation in accordance with the lighting provisions of §1-19-6.500. Due to the fact that the proposed lighting includes only wall mounted fixtures, no separate lighting plan is necessary.

Signage: The site is allowed a maximum of 25 square feet of signage with a maximum height of 15 feet. The Applicant has proposed a 24.4 sq ft sign with a maximum height of 12 feet. The proposed signage complies with all applicable code requirements.

Adequate Public Facilities Ordinance (APFO):

Total anticipated peak hour trips will be less than 25 which is well below the 50 trip testing threshold. A notice of intent to develop (NID) has been submitted to the CDD and approved by the CDD traffic engineer on October 12, 2011. As noted previously the site will be served by individual well and septic. The use is non-residential and therefore won't generate any public school children. To that end, this project is exempt from APFO roads, schools and water/sewer testing.

Forest Resource Ordinance (FRO): The 3 acre development area shown on the site plan was previously mitigated during the subdivision process. Any future development outside of the 3 acre development area will require additional FRO mitigation.

OTHER AGENCY COMMENTS

| <i>Other Agency or Ordinance Requirements</i> | <i>Comment</i> |
|--|---|
| <i>Development Review Engineering (DRE):</i> | Approved |
| <i>Development Review Planning:</i> | A few minor drafting issues noted in Hansen, in addition to items listed in the report. |
| <i>State Highway Administration (SHA):</i> | N/A. |
| <i>Div. of Utilities and Solid Waste Mngt. (DUSWM):</i> | Approved |
| <i>Health Dept.</i> | Approved |
| <i>Office of Life Safety</i> | Approved |
| <i>DPDR Traffic Engineering</i> | Approved |
| <i>Historic Preservation</i> | N/A. |

FINDINGS

Based on the discussion in this report and with the conditions listed below, Staff finds that the application meets and/or will meet all applicable Zoning, APFO and FRO requirements once the conditions of approval have been met.

Staff notes that if the Planning Commission conditionally approves the site plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval.

Staff has no objection to conditional approval of the site plan.

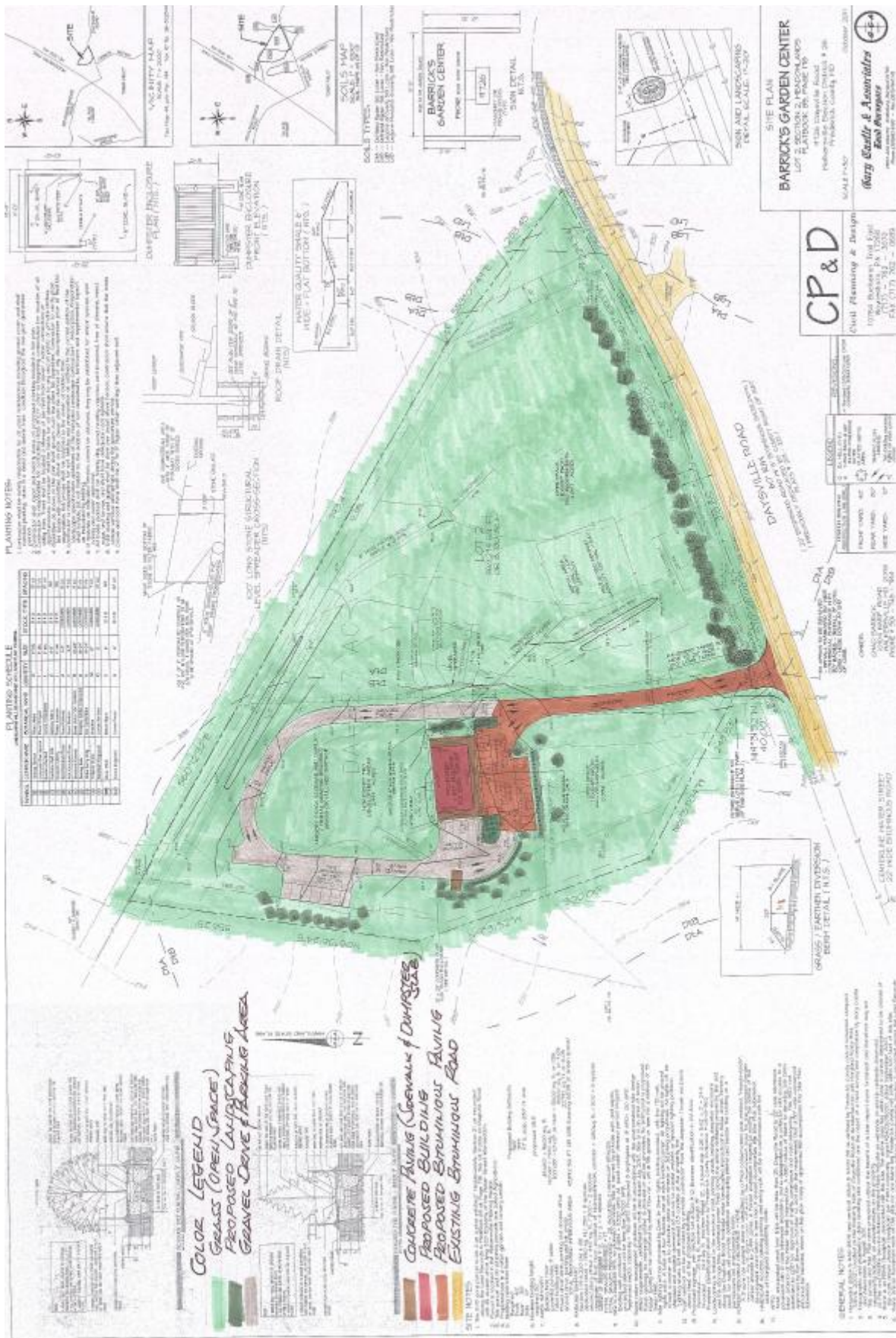
RECOMMENDATION

Should the Planning Commission conditionally approve this Site Plan SP # 11-13 (AP# 12221, APFO 12222 & FRO 12223) for the proposed Barrick's Garden Center, the motion for approval should include the following item:

1. Site plan approval for a period of three years from today's date.

Staff recommends that the following items be added as conditions of approval:

1. Address all agency comments as the plan proceeds through completion.
2. Approval of Zoning Ordinance Determination/Modification request for the following Code sections:
 - a. §1-19-6.220.A.4 Parking Space Requirements and Dimensions



Gary Castle & Associates
Land Surveyors



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December 15, 2011
File # SP1113
Project # 12221

**Parking Space Count Modification Request Statement
for Barrick's Garden Center**

WE have proposed an additional 6 parking spaces at the West side of the building for several different reasons. As a garden center there are several times during the year when the flow of customers is greater than the anticipated yearly average. Two examples would be spring, when everyone is starting their gardens and "spruce up" at their homes and fall pumpkin and mums sales. Rather than having people parking in the drive aisles we have tried to provide some possible relief and overflow parking with these additional spaces. These spaces, although designated as 9'x18", have the ability to allow pick-up truck and trailer parking without encroachment into any drive aisles, a very important feature in any traffic flow. These additional parking spaces are in a gravel area and are not paved as the other spaces.